

**PB# 77-47**

**Jack Bragg  
(Never Materialized)**

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77-47

never materialized  
filed with Town Clerk's office  
7/25/78 SH.



**Oxford Pendaflex**  
CORPORATION

STOCK No. 753 1/3

• • •

MADE IN U.S.A.

*Memo*

FROM:

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR

535 UNION AVENUE NEW WINDSOR, NEW YORK 12553

TO:

Zoning Board of Appeals

DATE:

January 3, 1978

SUBJECT:

Trailer Park

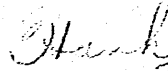
Mini Ware House property

— FOLD HERE —

Gentlemen:

The Planning Board feels that this Trailer Park  
would not be in the best interest for the Town.

Very truly yours,



HENRY VAN LEEUWEN  
Chairman

HVL/s

by \_\_\_\_\_

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, JANUARY 24, 1979 7:30 P.M.

BOARD MEMBERS PRESENT: Chairman Ernest Spignardo, Lawrence Jones, Joseph Loscalzo, Henry Van Leeuwen, Joseph Cimorelli, Philip Infante and James McCabe..

OTHERS PRESENT: PAUL CUOMO -TOWN ENGINEER  
ANDREW KRIEGER -ZEA Atty. (for Atty. Philip Crotty Jr.)  
HOWARD COLLETT -BUILDING & ZONING INSPECTOR  
SHIRLEY B. HASSDENTEUFEL - Rec. Secretary

tape 172

Chairman Spignardo called the meeting to order promptly at 7:30 P.M. and presided over same.

#1 on the Agenda:

Ye Phesant Pot Inn Site Plan  
Located on Route 32  
Represented by Mr. Tanner & Atty. LaRocca

Chairman Spignardo asked the Town Engineer if he had a report on this site.

Mr. Cuomo: I looked over the site and the main problem as you know in New Windsor is drainage. I reviewed the computations. They will have basins.

Mr. Tanner: It is steep at the roadway.

Chairman Spignardo asked how he was going to do the drainage.

Mr. Cuomo: With basins.

Mr. Cimorelli: What kind of soil is it?

Mr. Cuomo: Till.

Mr. Cimorelli: Did you take a perk test?

Mr. Cuomo: No we don't do that.

Mr. Tanner: Open grate has been recommended by the DOT,  
Mr. Bello.

Chairman Spignardo read the notation on the map signed by  
Dom Bello of the Department of Transportation.

Mr. Jones: You changed something since the last meeting?

Mr. Tanner: Yes, the concrete block area for trash.

Mr. Jones: That garbage area should be in the rear. I  
don't approve of where you have it. Would you want it near your  
property?

Mr. Tanner: In the rear it would be 150 ft. That is quite  
far back.

Chairman Spignardo asked about the parking spaces.

Mr. Tanner: We have a few over.

Chairman Spignardo: Could you remove two and put the  
concrete area for garbage there.

Mr. Nat Gambino: There is no control if you have to walk  
100 ft. with garbage

Mr. Tanner agreed to sign maps that garbage area would be  
changed to parking area.

Mr. Loscalzo: How big are the basins?

Mr. Cuomo: Six (6) ft. deep.

Motion by Mr. Infante seconded by Mr. Cimorelli that the Planning  
Board of the Town of New Windsor approve the site plan of  
Ye Pheasant Pot Inn and collect all fees. \$100.00 site plan fee  
and \$100.00 Engineering fee.

Roll call: Jones - nay	Cimorelli - yes
Infante - yes	Spignardo - yes
McCabe - yes	
Loscalzo - yes	

Motion carried 5 ayes, 1 nay.

FEES PAID.

#2 on the Agenda:

Czumak Subdivision  
Located on Toleman Rd.  
Represented by Paul Cappichoni

Chairman Spignardo read a letter dated December 20, 1978 from Planning Board Attorney Crotty. Attorney Crotty recommended approval of this subdivision.

Mr. Cappichoni apologized to the Board for not being present at a special meeting held on December 20th for this subdivision.

Discussion followed.

Mr. Cappichoni stated he wasn't sure if the Board had the latest maps and wanted to check this out.

Chairman Spignardo stated that due to the uncertainty of the map this subdivision would be placed on the next agenda.

#3 on the Agenda:

Frank Wortman Subdivision #79-2  
Moore's Hill Road and Weather Oak Hill

Mr. Wortman stated that he had sold some lots in 1975. He has eight (8) acres, and has someone interested in purchasing seven (7) acres.

Mr. Wortman explained his map to the Board and stated he was open for suggestions.

Chairman Spignardo: Is the entrance on Moore's Hill Road.

Mr. Wortman: There is a right-a-way on Weather Oak Hill.

Chairman Spignardo: Who is going to maintain the entrance?

Mr. Wortman: The second lot. One lot has frontage on Moore's Hill Road.

I have no idea what the person buying the seven (7) acres is going to do.

Discussion.

Mr. Wortman: When I get things firmed up I will call the secretary to come in again before the Board.

Chairman Spignardo: If you call her she will give you a date when you can appear. Thank you.

CORRESPONDENCE

Hearing no objections a letter dated January 12, 1979 from the law office of Cornell & Cornell of Central Valley requesting a certified copy of the resolution of the Planning Board granting subdivision approval was recorded received and filed.

MINUTES

Motion by Mr. Jones seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor approve the minutes of the January 10, 1979 as read.

Roll call: Jones-aye                      Van Leeuwen - aye  
                  Infante -aye              Cimorelli - aye  
                  McCabe - aye              Spignardo -aye  
                  Loscalzo-aye

Motion carried - all ayes, no nays.

Chairman Spignardo: If there is no further business to come before this Board this evening I will entertain a motion to adjourn for we are to meet with Mr. Miller, Mr. Burgess and some members of the Town of Newburgh Planning Board for a discussion re: signs.

Motion by Mr. Van Leeuwen seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor adjourn the meeting of January 24, 1979.

Roll call: Jones-aye                      Van Leeuwen - aye  
                  Infante- aye              Cimorelli - aye  
                  McCabe - aye              Spignardo - aye  
                  Loscalzo - aye

Motion carried. Meeting adjourned 8:50 P.M.

Respectfully submitted,

*Shirley B. Hassdenteufel*

SHIRLEY B. HASSDENTEUFEL  
Recording secretary



Date \_\_\_\_\_

Application No. 77-47

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8398

APPLICATION FOR SITE APPROVAL

Name Jack Bragg

Address Uails Gate

1. Owner of the property \_\_\_\_\_

2. Location of the property \_\_\_\_\_

3. zone area \_\_\_\_\_

4. Nature of business \_\_\_\_\_

5. Lot size: Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_

6. Building setbacks: Front yard \_\_\_\_\_ Rear yard \_\_\_\_\_

Side yard \_\_\_\_\_

7. Dimensions of new building \_\_\_\_\_

Addition \_\_\_\_\_

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Presubmission \_\_\_\_\_

Final Approval \_\_\_\_\_

Adopted 10/5/70

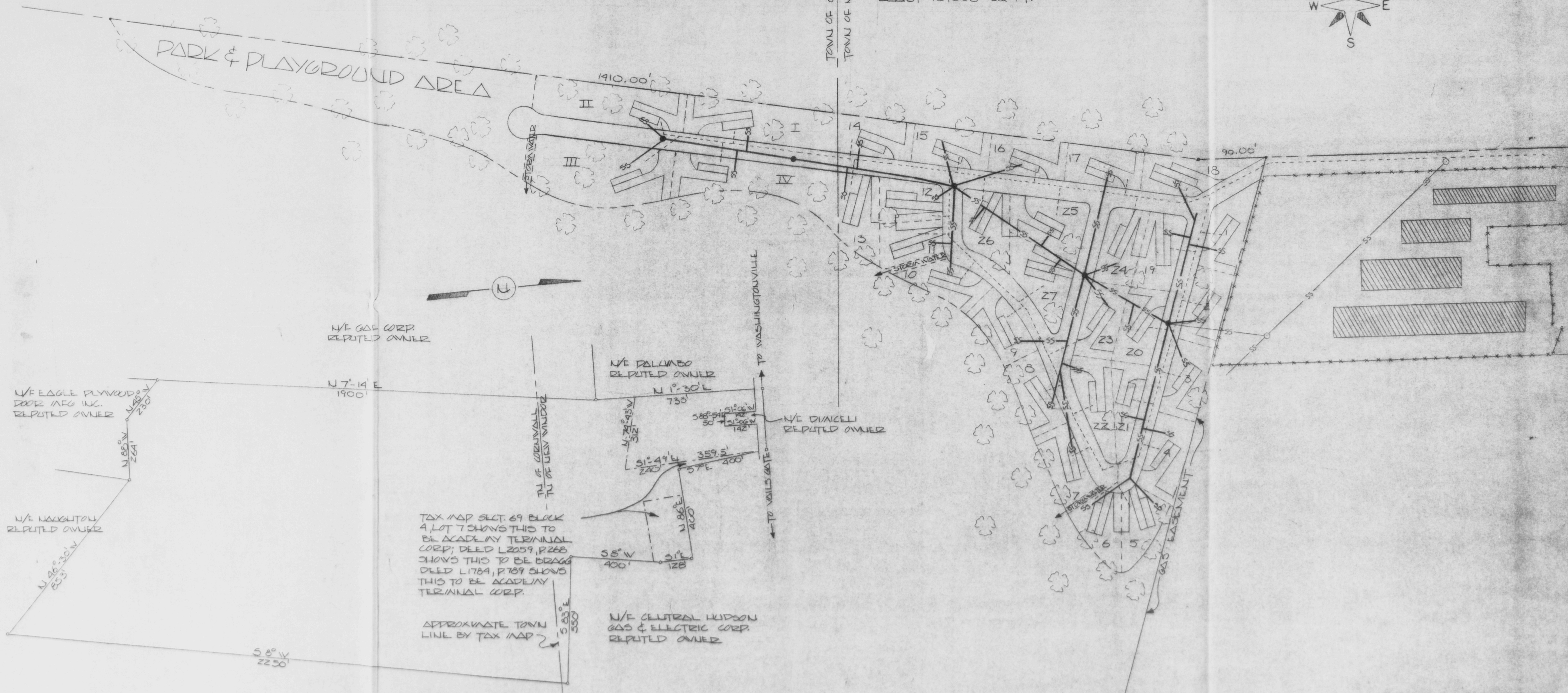


THIS SITE WILL BE DESIGN TO MEET  
RESTRICTIONS - TOWN OF CORNWALL

- ZONING - M-2.
- AT LEAST 10,000 SQ FT PER SITE.
- PROVIDE 10' X 18' TERRACE.
- PROVIDE TENANT STORAGE OF AT LEAST 90 CUBIC FEET.
- ALL MOBILE HOMES MUST BE AT LEAST 50' FROM PROPERTY LINES.
- ALL MOBILE HOMES MUST BE AT LEAST 30' APART.
- PROVIDE RECREATION AREA WHICH IS AT LEAST 10% OF TOTAL SITE.

THIS SITE WILL BE DESIGNED TO MEET  
RESTRICTIONS - TOWN OF NEW WINDSOR

- ZONING - "C"
- MOBILE HOME SITE SHALL CONTAIN AT LEAST 10 ACRES
- AT LEAST 5,000 SQ FT PER SITE.
- PROVIDE 10' X 45' SLAB WITH TIE-DOWN ANCHORS
- ALL MOBILE HOMES MUST BE AT LEAST 30' FROM PROPERTY LINES
- ALL MOBILE HOMES MUST BE AT LEAST 30' APART.
- ALL MOBILE HOMES MUST BE AT LEAST 20' FROM ROADWAY
- PROVIDE RECREATION AREA OF AT LEAST 10,000 SQ FT.

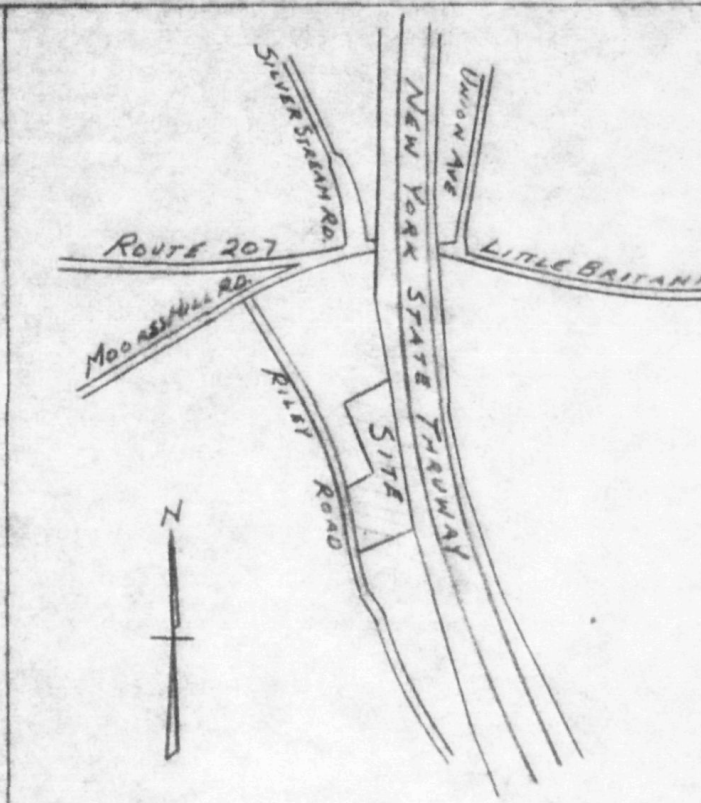


**TRACHTE**  
METAL BLDGS., CO.

312 N. DICKINSON ST. MADISON, WISCONSIN 53704

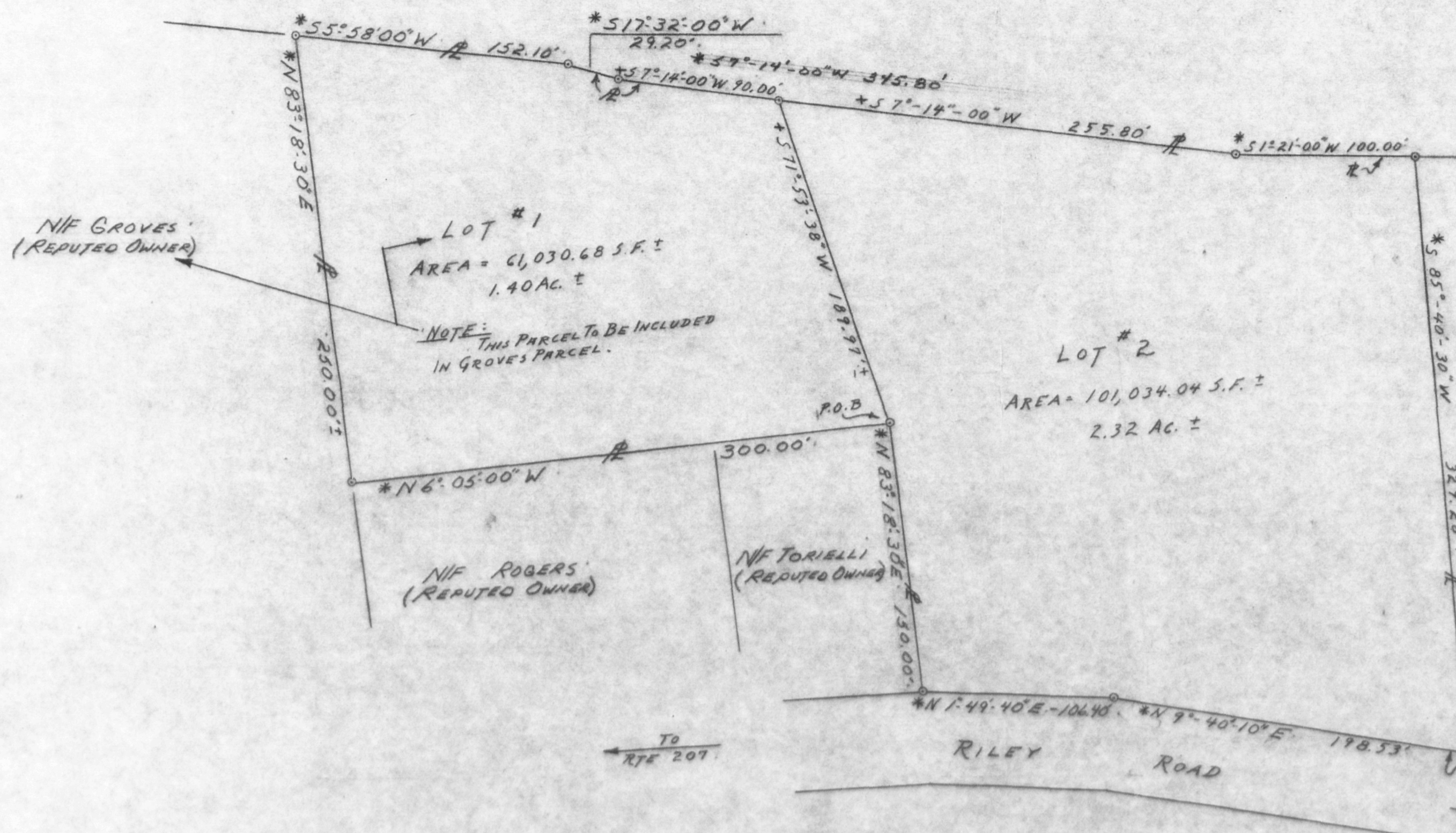
SCALE: 1" = 60'-0"	APPROVED BY:	DRAWN BY: CCK
DATE: 6-24-77	REVISED:	
SAFETY MOBILE HOME PARK NEWBURGH, NEW YORK		
PLOT PLAN		DRAWING NUMBER:





LOCATION MAP

N.Y.S. THRUWAY



ZONING REGULATIONS  
TN. OF NEW WINDSOR  
ZONED - R4A

LOT AREA	15,000 S.F.
LOT WIDTH	100 FT.
LOT DEPTH	—
ONE SIDE YD.	15 FT.
BOTH SIDE YDS.	30 FT.
FRONT YD.	35 FT.
REAR YD.	40 FT.

NOTES:

- \*1. BOUNDARY SURVEY BY OTHERS.
- +2. COMPUTED BY V.J. DOCE.

SUBJECT PARCEL TAX MAP INFO.  
TN. OF NEW WINDSOR  
SECT. 32 BL. 2 LOT 36.2

SUBJECT PARCEL DEED INFO.  
LIBER 2025 PAGE 340

MINDA SUBDIVISION  
LANDS OF  
CHARLES CANTANZARO  
FREDERICK R. PAGLEN  
RILEY RD. TN. OF NEW WINDSOR  
ORANGE CO. NEW YORK

PREPARED BY:  
VINCENT J. DOCE  
PLS. 044604  
DARAN PARK, NEWBURGH, NY  
BY: GEORGE ZOUTIS  
DATE: 12/12/77 SCALE: 1"=50'

